

The Times-Dispatch INDUSTRIAL SECTION

THE TIMES FOUNDED 1886.
THE DISPATCH FOUNDED 1880.

WHOLE NUMBER 17,607.

RICHMOND, VA, SUNDAY, JUNE 30, 1907.

PRICE FIVE CENTS.

REAL ESTATE AND BUILDING NEWS

Summer Dull Season Has
Arrived at Last as
All Acknowledge.

DIVIDEND PERIOD ACTS AS A DAMPER

Nevertheless There Is Some Business Going on, Especially in the Suburbs, Which Are Ever Blooming—Building Boom Is Taking Rest for While.

"It had been hoped," said a real estate man, "that the usual summer dullness in real estate would not show up this year, but it is here, and there is no use in trying to deny the fact. Men who want to buy property and many of those who want to sell, are scattered. Some have gone to summer resorts, some to their country homes, and some are looking after the Jamestown Exposition. None, or at least very few of them, are here to keep the real estate market lively, and so we agents are forced to take a summer holiday whether we want to or not. The market for the past week has been 'seasonably dull,' and probably will stay that way until about the 1st of September."

The above, pretty well pictures the situation for the past week for dullness prevailed, there being but few sales at auction, and only a few made privately; the total for the week footing up only about \$65,000.

Dividend Period.
However, this kind of thing is always to be expected about the first of July, and for a week or two thereafter, but old stagers are not at all surprised at it or disturbed about it. This is known locally as the "dividend period," which is a season that works advantageously both ways.

Financial institutions which lend money to builders and buyers commence to check up about the middle of June to hedge for dividends, and the lucky holder of bonds, stocks, etc., facetiously termed "coupon clippers," hold up making investments until they receive their dividends, and then are again on the market. All this money in a few days after the first of July flows back into the hands and other financial institutions in the shape of deposits, and then the purse strings are loosened up, and from thereafter real estate dealing resumes its usual activity and normal condition.

Sales That Were Made.
Some of the agents have made private sales that, for one reason and another, they do not wish to tell about. Many of these transactions were small houses and lots, the kind that are so much in demand at this time.

Messrs. J. Thompson Brown & Co. report the sales of about \$15,000 worth of property, and among the deals they are willing to give particulars about the following may be mentioned: The three-story Grove Avenue dwelling, No. 1977, to Miss Elizabeth Winston, for \$7,500, and eighty feet of land on Mulberry Street, to O. J. Davis, for \$1,600, upon which Mr. Davis proposes to erect a row of nice brick dwellings for rent. Brown & Co. also sold a framed dwelling, No. 1011, to John and Mary Smith, for \$7,500, and George Bolling for \$1,200; vacant lots on North Sixth Street, to C. C. Smith, and several other lots in both the West and East Ends.

Messrs. H. Seldon Taylor & Co. report the private sale of the brick dwelling, No. 2302 West Grace Street, to Mr. S. B. Woodfin for \$6,500. They also report the sale of three small houses in the eastern section of the city.

Messrs. N. W. Howe & Co. sold during the week about \$10,000 worth of property, mostly small houses, among them the residence at the corner of Thirty-first and Broad Streets, for \$3,750.

Auction Sales to Come.
There will be many auction sales this week, or attempts at auction sales, and if the weather is favorable there will be something doing.

Messrs. J. Thompson Brown & Co. and N. W. Howe & Co. will to-morrow at 6 P. M. offer under the hammer a valuable West End tract of thirty-eight acres on Patterson Avenue, just west of the Belt Line, and adjoining Leonard Heights.

Messrs. Brown & Co. have also scheduled an auction sale Tuesday afternoon at 6 P. M. a choice lot on Twentieth Street, Fairmount, and immediately thereafter, at 6:30— they will sell the store and dwelling on the corner of Carrington and Twenty-fourth Street.

Among other auction sales announced to take place are the following for Tuesday: At 6 P. M. by H. A. McCurdy, the dwelling No. 607 North Twenty-seventh Street; by N. W. Howe & Co., the dwelling No. 719 1-2 West Clay Street; the dwelling No. 908 1-2 Floyd Avenue; by Polard & Hagley, the sixty-seven-acre suburban property known as "Serabee's Addition." To-morrow at 6 o'clock in the afternoon Charles A. Rose will sell the brick dwelling, No. 626 Church Street.

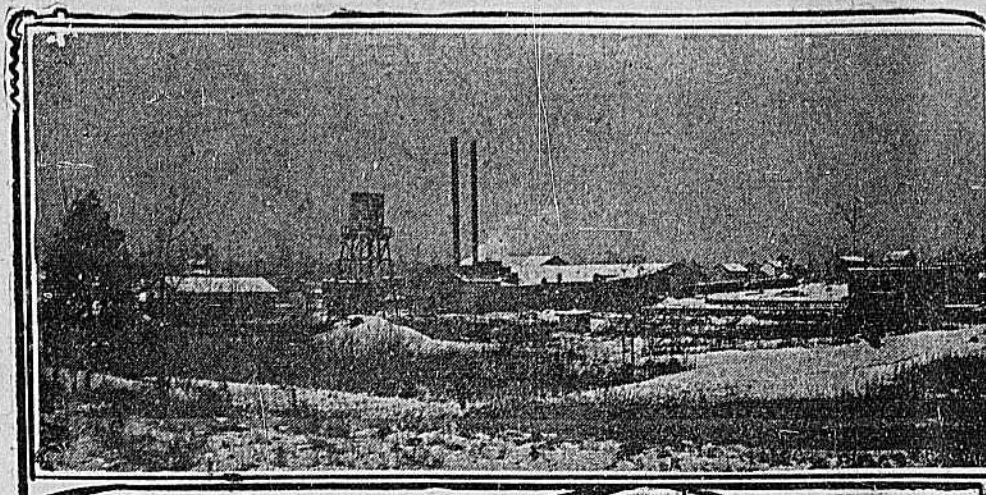
Weather conditions and the high prices prevailing for building material and for labor have combined to throw something of a damper over building operations, and the building boom that has so long been on in Richmond is unquestionably subsiding.

Gutter Park.

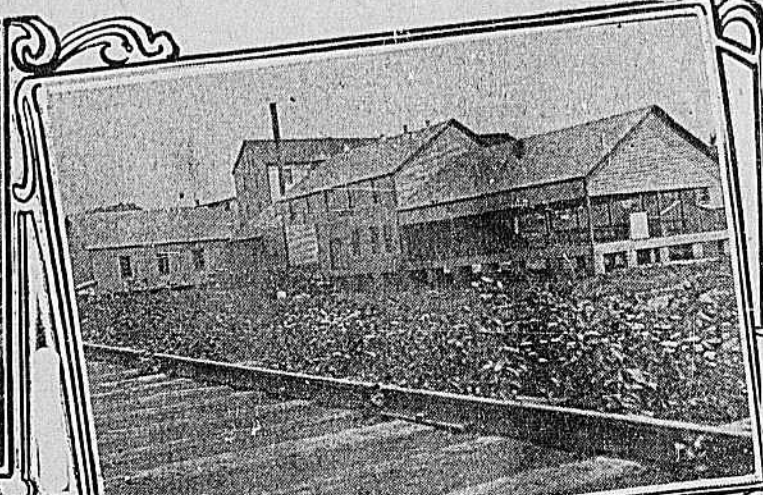
Progress and development of the right in order at Gutter Park. Another handsome house has been started the past week, while those building for Messrs. S. Rutherford Rose, E. J. Heaton, George B. Wilson, T. Crawford Todd, Horace A. and Oscar P. Redford and Walter B. Frischkorn will all be completed within the next few weeks. The company has just finished a handsome Dutch Colonial residence on Brook Road, opposite Sherwood Park. This house has all modern conveniences, and will be

(Continued on Tenth Page.)

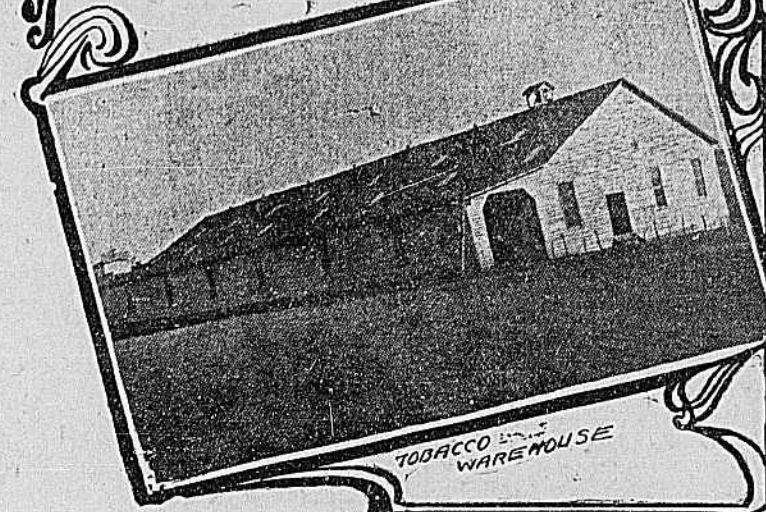
SOME OF THE INDUSTRIES THAT MAKE CHASE CITY A BUSY TOWN



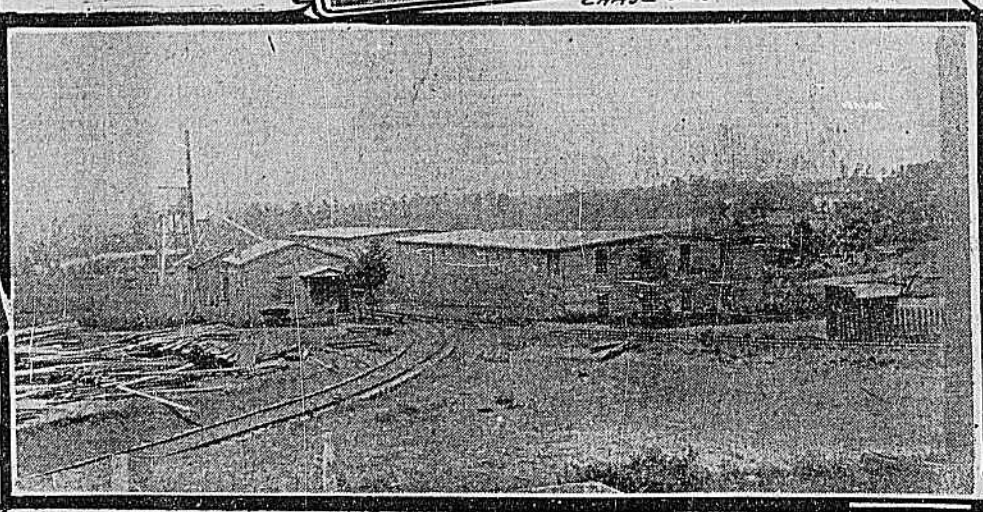
MERSHAW MFG. CO'S PLANT.



CHASE CITY CANNING CO.



TOBACCO WAREHOUSE



CHASE CITY FURNITURE CO.

SPINDLES SING PEACEFUL SONG

Where Sound of Battle Was
Once Heard in the Southern
Land.

A SAMPLE OF DIXIE'S PUSH

What Development of Water-
Power Is Doing for People
in Georgia.

COLUMBUS, GA., June 29.—In no way is the present industrial march of Dixie illustrated more strikingly than by some recent happenings in this city, a typical Southern manufacturing centre, which place modern conditions strongly in contrast with historic and romantic incidents of the ante-bellum and colonial South.

Within a half-mile of where Augusta Evans Wilson, the great authoress, was born in a delightful Columbus suburb, two new hosiery mills have been erected and a full-fledged manufacturing village has sprung up.

Not far from where "Tom," the world-famous negro musical prodigy, was born, and almost within a stone's throw of where his aged mother spent the declining years of her life, passing away only a year or two ago, a great industrial school, a part of the Columbus public school system, has been erected.

Lover's Leap, on the beautiful Chattoahoochee River, one mile north of Columbus, where according to the old legend of national fame, two Indian lovers, pursued by enemies, sprang from the rocky peak to meet death in the raging waters far below, is now the largest spinning mill in the United States, a plant manufacturing the finest thread in the world from cotton grown in the valley of the Nile.

Almost within sight of a Civil War battle spot where General James Oglethorpe, founder of Georgia, crossed the Chattoahoochee River, is the first of a series of big dams for the utilization of the magnificent water power at this point, estimated by government engineers to be over 125,000-horsepower.

Just north of Columbus, where long years ago, many great Indian councils were held, at a spot of great natural beauty where the Chattoahoochee River takes a forty-foot tumble over giant boulders, the Columbus Power Company is preparing to build a great dam and power house, generating cheap electric current for the use of manufacturers, this being the company's third plant.

A modern stone dam has just been completed across the Chattoahoochee River at the point where Dr. Stephens Milles Ingersoll, who claimed to be the inventor of the electric telegraph, had his modest grist mill in the early thirties.

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California Fruit Shipments.
LOS ANGELES, June 29.—There was shipped from Southern California one day this week 58 carloads of oranges and 12 carloads of lemons. Total shipments of citrus fruit to date this season were 24,039 carloads.

GROWING PEANUTS IN CHESTERFIELD

Successful Experiments Around
Bon Air Lead Farmers to Plant
Many More Peanuts.

SALES OF TIMBER LANDS

BON AIR, VA., June 29.—In this section of the great country of Chesterfield farmers are beginning to take a decided interest in the cultivation of peanuts. The oily nut has never been regarded as a standard crop in these parts, only small patches being grown just for luck, until a year or two ago several farmers put enough land in peanuts to make it interesting. Last year the growers had splendid luck and some of them averaged fifty and sixty bushels to the acre. True, they did not plant many acres, but when they took the nuts to the nearby Richmond market and obtained from \$1.35 to \$1.50 per bushel for them they commenced to sit up and take notice. "Peanuts will beat corn, wheat, oats and tobacco as a money crop," commenced to be whispered around and this year more farmers in this region are experimenting with peanuts than ever before and they are planting more ground. The soil in this immediate section seems to be well adapted to the growth of the peanut, and it can be seen from the prices obtained for those grown last year that it produces a superior nut.

Lumber Transactions.
The lumber interest is on something of a boom and sawmills are running overtime. Several large sales of timber lands have recently been made, among them the original growth tract known as Pace's forest. There stands on this tract some of the prettiest timber in the country. It is reported that Mr. Sol Haas has sold his "Rattlesnake" place, containing about a thousand acres, a goodly part of which is in forest. The price Mr. Haas obtained is reported to have been \$30,000.

Mr. Martin, who has been operating a large lumber plant near Belona, in Powhatan county, has purchased the Brown timbered tract near here, and will proceed at once to establish mills and begin the work of sawing and dressing lumber for the Richmond and Manchester markets.

The Poultry Industry.

The nearness to market and the facilities for raising fowls has led several people in and around Bon Air to branch out in the poultry industry, among them Professor Smith, Mr. A.

F. Jahnke and Mr. A. F. Noel. Mr. Noel has introduced on his place the incubators and the brooders of the latest and most approved makes, and his success in the use of them this spring and summer has been phenomenal. His "henery" and his large grounds are thickly inhabited with the motherless birds and the genial summer resort proprietor is about to develop into an enthusiastic poultry raiser.

In the village there are many signs of improvement. Mr. Polk Miller is remodeling his beautiful home among the trees, and giving the dwelling quite a colonial appearance.

Mr. A. F. Noel spent pretty much all of the winter and spring improving and beautifying his place Le Noel. The grounds and flower gardens have been greatly improved and the close wire fence, which extends around the entire ten acres is a model and effectively keeps out the hounds and other breeds of worthless dogs, which roam extensively in this part of Chesterfield, and are a terror to flower gardens as well as chickens.

Mr. Noel, whose energy and enterprise know no bounds, has installed a fifty-light acetylene gas plant in Le Noel, which will illuminate the charming resort and its beautiful grounds, and make them as attractive by night as they are beautiful by day.

All that Bon Air needs to give it growth and make it the ideal suburb of the trolley line. It would not cost a very great sum to extend the line from Forest Hill Park to this place, and it is to be hoped the time is not far distant when this will be done.

ADDING MACHINES.

Virginia Factory Turning Them Out in Great Shape.
STAUNTON, VA., June 29.—During recent years the use of adding and billing machines has become worldwide. The design and manufacture of these machines has not been overlooked by Southern men, and there is in operation in this city a plant for their manufacture. This plant is owned by the Dudley Adding & Billing Machine Company, which finds the demand so urgent that its capacity is to be doubled, some \$12,000 worth of machinery having been ordered to effect this increase of output. Next year the company will spend from \$25,000 to \$30,000 for erecting new buildings to add to its facilities.

Roxboro's Factory.

ROXBORO, N. C., June 29.—Rapid progress is being made with the construction of the Longhurst Cotton Mills, located on the Norfolk and Western Railway, two miles north of this place. This plant is expected to be ready for operation in October. It is being erected by the Roxboro Cotton Mills, and will cost approximately \$250,000. The mill will be electrically equipped, and the management has adopted the individual drive for picking machinery and also spinning and twister frames.

WHOLESALE SHOE MEN OF THE SOUTH

The Great Convention to Be Held
at Old Point This
Week.

BUSINESS AND PLEASURE

Busy Business Men Will Discuss
Trade Matters While Having
Good Time.

The Southern Shoe Wholesalers' Association, comprising the leading wholesale shoe trade of the South and Southwest, will meet in convention at the Hotel Chamberlin, Old Point Comfort, Va., the opening session being called to order at 11 o'clock to-morrow. This will be the first time in the history of the organization that the body has met on Virginia soil, the association this year being the guests of the Richmond Shoe Wholesalers' Association. A number of distinguished men have been invited to address the body, among others, Governor Swanson, Senator Thomas S. Martin, Rabbi Callish and Hon. Eugene C. Massie, besides a number of men prominent in the shoe trade of the country.

The preparations for the gathering are now completed, and the indications are that the attendance will be the largest in the history of the body. The sea trip out to the Cape, on board of the Merchants' and Miners' steamship Essex, will prove one of the most attractive and enjoyable features of the convention.

The convention ends with a banquet in the big dining-room of the Chamberlin on Tuesday evening, at which there will be a number of toasts.

The following is the complete program, this being the ninth summer session of the body.

Monday, 11 A. M.—Roll call. Introduction of Governor Swanson by Col. and Chas. E. Wingo; address of welcome; response to address by Chas. E. Payne, president Southern Shoe Wholesalers' Association; adjourn to steamship Essex trip to Virginia Cape, during which time a continuous luncheon will be served. Ship to return to wharf at 5 P. M.

TEXTILE BOOMS IN THE SOUTHLAND

Immense Cotton Mills Going Up
in Alabama and in North
Carolina.

INDUSTRIAL POWER WANTED

Roxboro, in the Old North State,
to Have a Large Cotton
Mill.

[Special to The Times-Dispatch.]

BALTIMORE, June 29.—Among the most important of recent announcements of additions to the textile equipment of the South is that made this week in the Manufacturers' Record of the planning of the contract for a new mill building at Langdale, Ala., involving with its equipment, etc., an expenditure of about \$800,000. The building will be three stories high and about 800 feet long. It has been decided that the equipment will include 25,000 spinning spindles, a large number of twister spindles and the complementary apparatus for the production of heavy cotton duck, 22-inch to 120-inch. This mill will be operated by electricity, the motors being distributed throughout the plant, and the power will be transmitted from the company's power station on the Chattoahoochee River, for which contract has already been let.

One of Many.

About 300 acres of land as a site for the new plant has been purchased and engineers are now platting the property for a mill village with modern roads and sidewalks, 200 operative cottages, school buildings, churches and other desirable features.

This enterprise is one of the corporation which, with its headquarters at West Point, Ga., already has a plant of 32,000 spindles and 560 looms at Langdale, Ala., and is associated with mills at Lanett, Ala., with 60,000 spindles and 1,500 looms, at Riverview, Ala., with 12,000 spindles and 330 looms, and at Langdale, Ala., with 5,000 spindles and 30 looms.

Electricity will be the power, too, for the mill in course of erection at a cost of about \$250,000, near Roxboro, N. C. The management has adopted the individual drive for picking machinery and also for spinning and twister frames. Each picking machine will be run by a 7 1-2-horse-power independent motor, and each of the spinning frames will be driven by a 5-horse-power motor.

Among the projects noted during the week are a 10,000 spindle mill for Washington, N. C.; a cotton, rope and twine mill at Selma, N. C., to utilize waste and card strips; the development of a water-power to operate a new mill at Taylorsville, N. C.; the establishment of a hosiery knitting mill at Paris, Tenn., and a cotton mill at some point in the Yazoo delta of Mississippi to manufacture cotton grown by the mill corporation. A company with capital stock of \$100,000 has secured a site and will build a modern plant for bleaching cotton goods at Chickamauga, Ga.

Indicative of the increasing demand for industrial power in the South is the fact that one of the companies engaged there in hydro-electric development has already disposed of 50,000-horse power, the full limit of the power it has now in commission, and that it is extending its operations with a view to having eventually 200,000-horse power at its disposal.

THE METROPOLIS OF MECKLENBURG

Chase City One of the
Live Towns of the
State of Virginia.

STRONG BANKING INSTITUTIONS

Home of Various Manufactories
Wagon and Furniture Factories
Employ Many Hands—Wide-
Awake Commercial Or-
ganization—New
Enterprises.

[Special from a Staff Correspondent.]

CHASE CITY, VA., June 29.—The metropolis of Mecklenburg county, one of the largest and richest counties in the State, is, comparatively speaking, a new town. Years ago, in fact "way yonder fore de war" there was a cross-roads village about where Chase City now stands. It was called Christiansville, and consisted of two stores, several whiskey shops, a blacksmith shop and a tavern. There was a race-track nearby, and in old times so much horse-racing, gambling and whiskey drinking were carried on the religiously inclined people were induced to leave the place and go to a more quiet town. Chase City, in honor of Hon. Salmon P. Chase, a distinguished citizen of Ohio, who had served as chief justice of the United States. Energetic and progressive young men were induced to leave the place and go to a more quiet town. Chase City, in honor of Hon. Salmon P. Chase, a distinguished citizen of Ohio, who had served as chief justice of the United States. Energetic and progressive young men were induced to leave the place and go to a more quiet town. Chase City, in honor of Hon. Salmon P. Chase, a distinguished citizen of Ohio, who had served as chief justice of the United States. Energetic and progressive young men were induced to leave the place and go to a more quiet town.

Good Town Government.

The portions of Mecklenburg and Lunenburg counties, which trade almost exclusively with Chase City, are rich in lumber, agriculture products, especially tobacco, corn and wheat; in minerals and in mineral waters. Chase City soon became the metropolis and the lumber centre for the rich back country within a circle of twenty-five miles around.

From the very beginning the town government has been in the hands of the very best citizens, who have the best interest of the community at heart, and of the bright lexicon of the youthful metropolis there has been no such word as "graft."

Chase City had the negro problem to deal with in its early days, and when the town was laid off and incorporated the lines were run with a view to keeping the municipal government entirely in the hands of white men. Therefore the negro population does not show up in the census report. All of the town people are not, strictly speaking, within the corporate limits, but that will be changed by act of the legislature, and the true population does not show up in the census report. All of the town people are not, strictly speaking, within the corporate limits, but that will be changed by act of the legislature, and the true population does not show up in the census report. All of the town people are not, strictly speaking, within the corporate limits, but that will be changed by act of the legislature, and the true population does not show up in the census report.

General Business.

It is perhaps a fact that Chase City sells more farming implements and agricultural machinery than all the balance of the county of Mecklenburg combined. An immense business in this line is done, and the credit to Chase City for the up-to-date condition of the rich farming country surrounding, and it is, indeed, up-to-date.

The leading religious denominations are represented, and beautiful churches stand on every side.

The famous Mecklenburg Mineral Springs, to which people come from all parts of the country to find relief by the use of the soda and calcium waters, are located here, and the magnificent hotel and sanatorium is an ornament to the town.

Good schools, both public and private, afford superior educational facilities, and the sentiment of the town supports all good things and grows upon evil in whatever shape it may come. It is hardly necessary to add that Chase City is a dry town. It has been dry for years and will ever remain so. As long as the present sentiment prevails even a dispensary to help pave the rather muddy-dusty streets cannot get a foothold. Of course, the "dry law" lures about to some extent, but that America's claws are kept better clipped here than in any dry community I have yet visited in Virginia. That is, perhaps, because the annual influx of few customers in and about Chase City.

The Banking Facilities

The three banks located here do the banking business, not only for the town, but for a large section of country surrounding. They are all strong financially, and especially strong in the matter of management. The Bank of Mecklenburg, which was established at Boydton, the county seat, in 1871, is the oldest banking institution in the county. A branch was established here several years ago, and has prospered from the very day of its opening. Its paid in capital is only \$15,000, but it has a cash surplus of \$46,000. The deposits amount to \$329,000, and the loans to \$136,000. The total assets, including its two banking houses, foot up \$421,000. The officers are C. J. Faulkner, president; E. W. Overby, cashier at Boydton; C. Haskins, Jr., cashier at Chase City.

Three in One.

The Bank of Chase City, which has branches at South Hill and Drake's

(Continued on Tenth Page.)